

District III Advisory Board Minutes
December 2, 2015
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita WATER Center, 101 E. Pawnee, Wichita, KS 67211; Vice Mayor Clendenin, seven District Advisory Board members; six City staff and nine signed in members of the public were present.

Members Present

David Robbins
Elena Ingle
Connie White
Bruce Gass
Paul Davis
Eric Bell
Cindy Miles
Emily (Emy) Wintehalter (youth member)
Vice Mayor James Clendenin

Staff Present

Teia Wair, Community
Officer Kern, Wichita Police
Officer Doshier, Wichita Police
Mark Manning, Housing
Jess McNeely

Guests

Listed on last page

Members Absent

Marjorie Griffith
Gerald Henry
Terry Brewster

ORDER OF BUSINESS

At 6:30 p.m. **Vice Mayor James Clendenin** called the meeting to order. Agenda from the current meeting was approved. Minutes from November 4, 2015 meeting were approved.

STAFF REPORTS

Fire Report

Wichita Fire 971, reported that in District III there were five fires investigated by the arson squad in the month of November. The arson squad investigates any fire with \$25,000 in damages, a structure fire, or anything the fire department determines is suspicious. Three were arson and two were accidental. Fire on S Market was arson set by a juvenile, the home was a complete loss.

DAB? Is there an arson issue going on? **A.** No the number is fairly normal 3 out of 5. In October of 2015 there were 10 structure fires while in October 2014 there were 8.

DAB? Who determines if a fire is arson or not. **A.** The arson department determines if a fire is arson. The department has an arson dog that has an excellent sniffing ability.

Police Report

Officer Doshier/Kerns, Wichita Police, reported that November was an awesome month because stats were low. Residential burglaries as well as auto thefts were down. Gave advice that citizens continue to emphasize to remember not to leave items visible and maintain your bushes as well as shrubs. Make it difficult for burglars. Be sure to notify your neighbors that you are out of town. Burglars are now knocking on doors to verify if anyone answers. If they do not hear an answer they gain access through the back door (kicking in). In beat 26 the Dollar General and Emprise Bank were robbed the suspect was caught. Be sure to call 911 to report suspicious activity. 911 is call driven WPD needs this data to know where suspicious activity or

crimes are occurring. The data will all them to enact a plan to capture the suspects. There is WPD training class completing in February.

DAB? Can residence place a sign that stated no door to door sales? **A.** There is no law stating that door to door sales is illegal.

PUBLIC AGENDA

Scheduled Items

Naquela Pack, KS Big Brothers & Sisters, provided an overview about their Positive Pathways Program (P3). P3 is a community wide collaboration for the success of youth ages 14-24 that have had interaction with the Juvenile Justice System. The program provides a second chance for teens that have past or current involvement with the Juvenile system but no interaction with the Adult Justice System. The program provides these teens with provision and supervision required to prevent future involvement with the Juvenile System. Showed a video to DAB as well as the citizens.

Program Provides:

- Mentoring
- Employment
- Workforce Activities
- Service Learning
- Continuing Education Opportunities
- Coordinated Case Management
- Training Leading to Recognized Credentials

Program Requirements:

- Information Session
- Interest form
- Volunteer enrollment
- Home Visit
- Interview (Who, Where, What of you)
- File Showing (Youth)
- Match Meeting (introduction to youth) receive discount card

Question Public? Is this a continuation of Big Brother & Big Sister? **A.** Yes you could say it is a continuation. Research showed that there was a need for this type of program. The program is funded through Big Brother & Big Sister as well as a grant from The Department of Labor.

Off-agenda items

None

Recommended Action: Provide comments/take appropriate action.

NEW BUSINESS

Scheduled Items

CUP2015-00039

Jess McNeely, Metropolitan Area Planning Department, presented the amendments to commercial subject to development standards contained in CUP CP-261. Northwest corner of South Oliver Avenue and East Orme Street. The applicant is seeking an amendment to the Oliver Retail Center Community Unit Plan (CUP) DP-261 to permit a car wash on Parcel D, increase the area of Parcel D by 6,078 square feet, increase the height of light poles located on Parcel D from 15 to 20 feet and reduce the area of Parcel B by 6,078 square feet. Parcel B is located west of Parcel D and contains the remnant segment of Dellrose Avenue. (See the attached CUP drawing.) Parcel D is currently platted as Lot 4 of the Ann Walenta Addition and is 218 feet east to west by 152 feet north to south). The applicant proposes to move the western Parcel D boundary west 40 additional feet, which will remove from Parcel B the corresponding area. The proposed new western boundary of Parcel D will match the eastern line of Dellrose Avenue right-of-way. To make the platted Lot 4 boundary match the new Parcel D configuration the western boundary of Lot 4 will need to be "boundary shifted" westward. The southern boundary of new Parcel D will need to be revised to reflect the curve radius of Dellrose Avenue.

The Parcel are vacant and most of the units have been vacant for a while. Install light poles at a height of 20 feet.

DAB? Why the car wash was original excluded in the zoning? **A.** Zoning codes for a Car Wash to be added to a parcel it requires gaining a conditional use authorization.

DAB? Concerns of increase traffic into Fairfax neighborhood. **A.** Adding a Car wash does not increase traffic anymore then a convenience store. A traffic study was conducted in the area. Data is available.

Motion: The proposed request be approved subject to the conditions discussed.

Results: Motion passed 7-1.

ZON2015-49 & CUP2015-43

Jesse McNeely, Metropolitan Area Planning Department, presented a city zone change for LC Limited Commercial (LC) to GC General Commercial (GC) zoning and an amendment to DP-183, the Davis Moore Community Unit Plan (CUP). The CUP Amendment would add the following GC uses: Construction Sales and Service, Ancillary Fuel Storage, Outdoor Storage and Wholesale or Business Services. The amendment would also prohibit the following uses: Adult Entertainment, Sexually Oriented Business, Group Residence, Correctional Placement Residence, Asphalt/concrete Plants, Private Clubs, Taverns and Drinking Establishments. Restaurants that serve liquor can be developed and may serve liquor, as long as food is the primary service of the establishment. The CUP would continue to permit LC uses to include auto sales, leasing and service. The CUP has a wood screening fence along the south property line; the southeast corner of the CUP has a concrete parking garage which screens the residential neighborhood to the south from the CUP. The CUP would keep all other development standards in place regarding signage, light pole height, landscaping, etc. This zone change and CUP amendment request is generated by the applicant's desire to have outdoor storage of contractor's materials and equipment; the CUP and zoning code would require screening of that storage from surrounding properties and streets.

DAB? Will there be bulky storage or asphalt. Lose debris blowing into the neighborhood. **A.** No bulky space what so ever. Will utilize storage for fleet vehicles. None will be visible beyond the fencing.

DAB? Are there any plans to change any of the existing buildings? **A,** At this time no. The only changes to building will be signage.

DAB? Will there be maintenance to the screening fence? There has not been maintenance to the current screening fence. **A.** The dealership has been gone for years. Code provides is that you have to provide a screen fenced from non-commercial land to residential land. If it is not maintained OCI will review complaints, then issue citations. The screening has to be maintained.

Motion: The proposed CUP amendment and zone change be APPROVED, subject to the conditions discussed.
Results: Motion passed 8-0.

Housing and Community Services Department

Mark Stanberry, Housing Programs Manager, presented that the City has received a request from Ross Parkway Apartments, Inc., for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with the acquisition and renovation of the Peaceful Village Apartments, located at 3703-3809 Ross Parkway.

The State receives a tax credit allocation from the Federal government, and requires developers/owners to obtain a resolution of support from the local government, when submitting applications for financing through the Program. The Housing Tax Credit (HTC) Program is administered by the Kansas Housing Resources Corporation. Enacted in the Tax Reform Act of 1986, the HTC Program is designed to secure private equity capital for the development of affordable rental housing. The Program can provide as much as 55%-60% of the total development cost which reduces the amount of debt financing in affordable rental housing developments. This allows lower rents and greater affordability.

The proposed project involves:

1. Complete renovation of six existing apartment buildings
2. 71 three bedroom units & 1 two bedroom unit
3. New flooring and appliances in all units
4. Painting
5. Improvements to the plumbing and electrical systems
6. Rehabilitated of the building exteriors and a
7. Added façade to the roof lines to improve the appearance of the buildings
8. A clubhouse building is to be constructed which will feature office space and a community laundry room.

Preliminary tax credit rent amounts, net of utility allowances, are estimated to be \$585 for the three-bedroom units and \$560 for the two-bedroom unit. The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. The applicant is requesting waiver of this requirement because the proposed rents are reflective of rent amounts for comparable, non-subsidized apartments in the area or exceed rent amounts for comparable apartment units in the area. The applicant believes the market conditions support a deviation from the guideline, because no additional income can be generated to support the additional debt service that would be required to cover the loss of HTC financing for 20% of the units.

Housing and Community Services (HCS) believes that the proposed project will provide safe, clean affordable rental housing, and recommends approval of a recommendation for the adoption of a resolution of support by the City Council, with waiver of the market-rate unit requirement. HCS staff considers the applicant's request for waiver of the market-rate unit requirement to be reasonable, based on an informal survey of apartment rent amounts within the surrounding area.

The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the applicant must comply with all requirements associated with appropriate plan reviews required for issuance of a City building permit. These reviews will include compliance with the City of Wichita's Housing Tax Credit Policy design guidelines. Further, the applicant must comply with any additional reviews that may be requested by the City Council member in whose district the proposed project is planned.

The total project cost is estimated to be \$7,429,521, including \$4,726,000 in construction costs. The project will be financed with HTCs, a private bank loan, and a loan from the Federal Home Loan Bank's Affordable

Housing Program. There are conditions to be met. There is a 15 year compliance rule for tax credits. If they fall out of compliance the money received will have to be paid back.

Linwood Apartments received tax dollars to rehab their apartment community. This was a success for them because their apartments are all remodeled inside and out.

DAB? Will there be a safe place for severe weather. **A.** Yes there will be a storm facility in the club house.

DAB? How long does it take to receive the tax credits? **A.** Submit the application in February then 3 or 4 months after notified if you are awarded the tax credits. Next 3 months consist of finalization of development plan. Then about 12 months later they will break ground.

DAB? Will this cost the City anything? **A.** No this will not cost the City anything but will add improvements.

No questions from the public.

Motion: Approve the recommendation, subject to further review in accordance with the City of Wichita's Housing Tax Credit Policy.

Results: Motion passed 8-0.

BOARD AGENDA

Vice Mayor James Clendenin discussed situations occurring with City Council.

Police Chief Update: Vice Mayor will interview the two finalist on December 14, then December 15, there will be a Public Forum. Encourages public to come ask questions. Hear what the two finalist have to say. Vice mayor is very excited about what he hears about the two candidates.

Last month Vice Mayor was in Nashville at the National League of Cities conference. While in Nashville the Council Members were able to network, they attended workshops regarding Government Consolidation, Beyond Ride Sharing, and Preventing Blight & Combating Blight.

December 1, 2015 City Council voted on Council pay. The salaries went from an average of \$37,900 to \$40,000. The increase places their salaries a little above where they would have been if they would have received raises in the years past. City Council is the only govern body to vote the salaries for not only their selves but for all non-exempt salary City staff. They make a public vote for on the salaries of all exempt City salary position.

Pay attention to the Mayor's news briefing tomorrow: Announcement regarding reusing City water supply, which will save a local company a million dollars a year. This cost saving effort will maintain employment as well as open room for additional employment.

Meeting was adjourned.

The next meeting for the District Advisory Board III will be held at 6:30 p.m., February 3, 2016, at the Water Center located at 101 E. Pawnee.

Respectfully submitted,
Teia Wair, Community Service Representative – District III

Guests

Randy Sebastian

Will Clevenuer

Trisha Epps

Jake Steven

Russ Envy